



Gib House , Chagford, Devon TQ13 8DF

A wonderful 2 bedroom, thatched cottage enjoying a superb secluded rural position.

Exeter 15 miles / Okehampton 11.4 miles

• Delightful rural position • Extensive mature gardens • Rural views • Unfurnished • Oil-fired heating • Available Now • Council Tax Band E • Deposit: £1615 • Pets Considered • Tenant fees apply

£1,400 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A most attractive detached 16th Century thatched cottage enjoying a special sylvan situation with impressive large gardens. The accommodation, which overlooks the delightful gardens and beyond benefits from period features throughout comprising; granite stone pillared entrance porch, entrance hall, family living/ dining room with wood burner, kitchen and bedroom with en suite on the ground floor. Original stairway curves up to the first floor to the sitting room, a principal bedroom and bathroom. Approached by a half a mile of private lane to a private parking area. Available Now. Unfurnished. Tenant Fees Apply.

ACCOMMODATION

Granite pillared entrance porch with useful storage possibilities to heavy set main entrance door.

SITTING ROOM

Dual aspect room looking over the gardens. Feature granite inglenook fireplace, beamed ceiling, opening leading to the kitchen and stairs leading off.

KITCHEN

Modern kitchen fittings with wall and base units, granite worktops and period-style ceramic splash back. Long glazed window looking to the side of the property and a further high level window. The appliances include dishwasher, washer/dryer and fridge/freezer. Oven and hob.

BEDROOM 2

Double/ twin room and enjoying views overlooking the gardens to woodland beyond. Door leading to:

EN SUITE SHOWER ROOM

Modern white suite with walk-in wet room shower. Wall tiles fitted, obscured glazed window. Heated towel rail.

STAIRS

Feature staircase curving up to the first floor opening to the:

SITTING ROOM

A generous sized room with exposed beams and wood burner, exposed granite and window providing views over the garden and pond. Doors leading off.

BEDROOM 1

Double room and dual aspect enjoying a wonderful view. Exposed beams.

BATHROOM

A period-style and spacious shower room with fitted cupboards and window looking to the rear. The suite comprises pedestal wash hand basin, WC and bath.

SERVICES

Mains electric, private water and drainage, oil-fired heating. Council Tax band E (81107535030009).

Broadband - Standard 22 Mbps / 1 Mbps

Phone Coverage - EE, Vodafone - Strong / O2 and Three - weak

OUTSIDE

A shared lane which is about half a mile of private drive leads to Gibhouse,, accessing just two other homes which are out of sight from Gib House, winds through woodland with Dartmoor granite features, stone walls and paddocks. A no-through lane branches off to Gib House. The garden is approximately half an acre and is mainly laid to lawn with mature trees, pond a stream and a granite footbridge. Partly walled but mainly surrounded by natural woodland and countryside, Within the grounds there is a useful bike shed and log store, the gardens are secluded with superb rural views.

SITUATION

Gib House enjoys a wonderful tucked away position within the Dartmoor National Park with fantastic walks just a step away. Although enjoying a wonderful rural position, the property is approximately half a mile from a public road and local amenities are close by in the favoured villages of Drewsteignton and Chagford.

Drewsteignton (1½ miles) has a pub, parish church, post office / shop and restaurant. The large village of Chagford (2 miles) has an excellent range of day-to-day facilities and specialist shops, primary school, doctor and dentist's surgeries, library, pubs, restaurants and hotel. There are also sporting facilities including cricket and football pitches, bowling club and an open air swimming



pool. The property is well-placed for access to the A30 dual carriageway (2 miles). The university and cathedral city of Exeter (15 miles) has an excellent range of facilities including shopping, dining, theatre and recreational facilities. It also has two railway stations on the London Waterloo and Paddington lines. Exeter International Airport lies 4 miles to the east of the city.

DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton. Take the Woodleigh junction exit signposted Cheriton Bishop, Crockernwell and Drewsteignton. Proceed through the village of Cheriton Bishop and on to Crockernwell. Just before leaving Crockernwell turn left signposted Drewsteignton and Castle Drogo. Continue on this road climbing the hill into Drewsteignton. Cross the village square, having the church on your left, then turn right signed Whiddon Down/Chagford. Continue along this road toward Castle Drogo. Approximately ¼ mile after passing the main entrance to the castle, the lane leading to the property will be on the left, signed, Gib House and Coombe.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1,400 pcm exclusive of all charges. Children/pets maybe considered. Where the agreed let permits pets the RENT will be £1,425. DEPOSIT: £1,615 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees

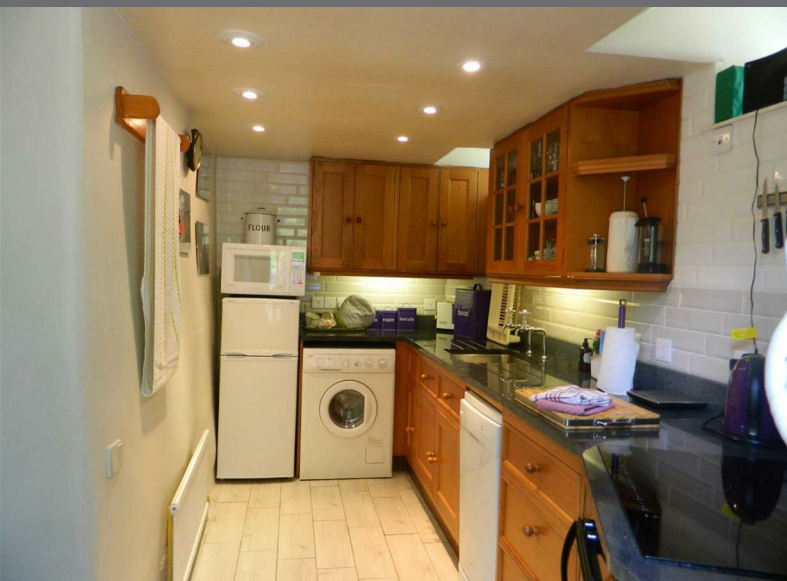
payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

The Renters Right Bill is expected to be implemented within the next 6 to 12 months. This legislation will introduce a number of significant changes to the rental sector, including the abolition of fixed-term tenancies in favour of open-ended, periodic agreements. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk. - As above.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

stags.co.uk